

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION AND OPTIONAL SEPA DETERMINATION OF NON-SIGNIFICANCE



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
December 9, 2009 (15 days from notice)

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: November 24, 2009

Project Name: MANOR HIGHWAY AUTO SALES

**Case Number: PSR2009-00046; SEP2009-00096; WET2009-00074;
EVR2009-00054; MZR2009-00072**

Location: 11418 NE 72nd Avenue

Request: The applicant is requesting site plan approval to construct a 5,350 square foot auto sales office building with associated paved parking and display areas on an approximately 0.84 acre site located in the General Commercial (GC) zoning district. A waiver of the requirement to connect to public sewer is

requested, as well as a request to modify county transportation standards in order to allow the driveway access to NE 72nd Avenue.

Applicant: Carlo Magno
766 SE Fairwinds Loop
Vancouver, WA 98661
(360)576-7801
mydiamondmia@aol.com

Contact Person: Olson Engineering
Attn: Mike Odren
1111 Broadway
Vancouver, WA 98660
(360)695-1385; (360)695-8117 fax
mikeo@olsonengr.com

Property Owner: Magno Irrevocable Trust
766 SE Fairwinds Loop
Vancouver, WA 98661

Zoning: General Commercial (GC)

Comp Plan Designation: General Commercial

Parcel Number: 119887-180

Township: 3 North **Range:** 2 East **NE ¼ of Section:** 31

Applicable Laws :

Clark County Code (CCC) 15.12 (Fire), Title 24 (Public Health), 40.230.010 (Commercial Districts), 40.320 (Landscaping/Screening), 40.340 (Parking), 40.350 (Transportation), 40.360 (Solid Waste/Recycling), 40.370 (Sewer/Water), 40.385 (Stormwater/Erosion Control), 40.450 (Wetlands Protection), 40.500 (Procedures), 40.510.020 (Type II Process), 40.520.010 (Legal Lot Determination), 40.520.040 (Site Plan Review), 40.550.010 (Road Modifications), 40.570 (SEPA), 40.610 and 40.620 (Impact Fees).

Neighborhood Contact: Sunnyside Neighborhood Association, George White, President, PO Box 820072, Vancouver, WA 98682, (360) 896-6216
E-mail: sunnyside5@pacifier.com

Staff Contact Person:

Planner: **Alan Boguslawski** (360) 397-2375, ext. 4921
E-mail: alan.boguslawski@clark.wa.gov

Division Manager: Michael Butts (360) 397-2375, ext. 4137.

Please email SEPA comments to: alan.boguslawski@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 10/30/09

Fully Complete Date: 11/16/09

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 5 Clark Public Utilities Clark Regional Wastewater District City of Vancouver Water/Sewer
The Media:	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Sunnyside Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposed," and "affected geographic area," respectively.

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. *Name of proposed project, if applicable:*

Manor Highway Auto Sales

2. *Name of applicant:*

Carlo Magno

3. *Address and phone number of applicant and contact person:*

Applicant: Carlo Magno
766 Fairwinds Loop
Vancouver, WA 98661

Contact: Olson Engineering, Inc.
Mike Odren
1111 Broadway
Vancouver, Washington 98660
(360) 695-1385

4. *Date checklist prepared:* October 14, 2009

5. *Agency requesting checklist:*

Clark County Department of Community Development.

6. *Proposed timing or schedule (including phasing, if applicable):*

Construction would likely begin upon approval and procurement of all applicable reviews and permits.

7. *Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.*

No.

8. *List any environmental information you know about that have been prepared, or will be prepared, directly related to this proposal.*

Traffic Study – Kittelson and Associates
Preliminary Stormwater Report – Olson Engineering, Inc.
Archaeological Predetermination – Archaeological Services of Clark County
Clark County Health Department Development Review
Preliminary Wetland Assessment – The Resource Company

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary Site Plan Approval	Final Site Plan Approval
Engineering Plan Approval	Erosion Control Plan Approval
Grading Plan Approval	Grading Permit
Building Permits	Stormwater Plan Approval
NPDES Permit	SEPA Determination
Archaeological Predetermination	Legal Lot Determination
Stormwater Pollution Prevention Program	

11. Give brief, complete descriptions of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answer on this page. (Lead agencies may modify this form to include additional specific information on project description.).

The Applicant is proposing a 5,350 square foot office building for auto sales and offices. The project includes the construction of parking, utility and other related infrastructural improvements. Please refer to the plans included in this application for more information on the proposed parking, site and utility layout.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to the checklist.

The site is located at 11418 NE 72nd Avenue, Vancouver, Washington. The property is further identified as tax lot 9/1, tax assessor's serial number 119887-180 located in the northeast ¼ of Section 31, Township 3 North, Range 2 East of the Willamette Meridian, Clark County.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?

According to Clark County GIS, the steepest slope on the site is up to 5%. According to survey by Olson Engineering, Inc., the steepest slope on the site is approximately 2%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to Clark County GIS data, the soils on the site consist of:

HIA (Hillsboro loam, 0-3% slopes) 83% and MIA (McBee silt loam, 0-3% slopes) 17% of the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Site grading to construct the building pad, parking, and other associated improvements. It is anticipated that the site will have balanced cut and fill. Should any fill be required, it will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur if adequate mitigation measures were not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the applicant, which will meet or exceed the requirements imposed by Clark County Code.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 85% of the site will be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with Clark County Code. These include treating and detaining stormwater as well as silt fencing and other erosion control Best Management Practices. Refer to Preliminary Development Plan for information regarding stormwater control.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is complete? If any, generally describe and give approximate quantities if known.

Construction equipment and vehicles will generate dust and particulate emissions during the construction period. Visitor, tenant, mail delivery, solid waste and recycling vehicles will generate particulate emissions in the long-term. Other emission sources include typical commercial emissions from heating, ventilation and air conditioning units, as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance.

b. Are there any off-site sources of emissions of odor that may affect your proposal? If so, generally describe.

No offsite sources of emissions or odors exist that would adversely affect the proposed development.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water will be utilized for dust control as needed during construction as well as the implementation of all local, state and federal regulations. The construction of the building will comply with standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

3. WATER

a. Surface

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

According to Clark County GIS data, there are no mapping indicators that indicate wetlands on site. However, there is the presence of hydric soils on site. Refer to Preliminary Wetland Assessment by The Resource Company, dated October 22, 2009 for more information. The assessment states that a Category III wetland swale, and associated 80-foot buffer, is present just west of the subject parcel. However, the development envelope will take place only within the existing development area and no development will take place any further west than the existing gravel area. Based on previous discussions with staff, since development will remain within the current development area, a wetland permit is not required.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Work will take place approximately 15 feet from the wetland. However, new development on site will only take place within the previous development envelope.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type and anticipated volume of discharge.

No.

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals.: agricultural: etc.). Describe the general

size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project complies with the Clark County Stormwater Ordinance. Post-development surface stormwater from impervious surfaces will be diverted into StormFilter treatment manhole. Stormwater quantity control will be provided by underground detention prior to release into the existing storm sewer system located in NE 72nd Avenue as indicated on the plans. This storm sewer system drains to the north side of NE 72nd Avenue. Calculations and information regarding the drainage facilities are included in the Preliminary Stormwater Report. Refer to Preliminary Development Plan for information regarding stormwater quality treatment and quantity control.

2. Could waste materials enter ground or surface waters: if so, generally describe.

There is an existing septic system that will continue to be used as approved by Clark County Public Health.

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:

This proposal will meet or exceed Clark County's water quality and quantity standards provided for by the Clark County Stormwater Ordinance. Also refer to Section B.3.c.1 above.

This project may implement Department of Ecology approved Chitosan chemical treatment of runoff during construction. At treatment levels used, any residual trace of Chitosan in the treated stormwater is negligible and results in no negative impacts for downstream fish or riparian habitats.

4. PLANTS

a. Check or circle types of vegetation found on site:

deciduous tree: alder, maple, aspen, vine maple, English oak

Evergreen tree: fir, cedar, pine

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk, cabbage

Water plants: water lily, eelgrass, milfoil

Other types of vegetation: Himalayan Blackberry,

b. What kind and amount of vegetation will be removed or altered?

All vegetation will be removed from areas depicted for the future buildings, parking, utilities and other on site improvements during construction activities as shown on the Preliminary Site and Lighting Plan.

c. List threatened or endangered species known to be on or near the site.

None to the Applicant's knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

A landscaping plan, possibly with the proposed use of native plants, has been prepared for the site as required by Clark County Code. Refer to Preliminary Landscape Plan for more information

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, canadian geese
mammals: deer, bear, elk, beaver, rodents
fish: bass, salmon, trout, herring, shellfish

b. List any threatened or endangered species known to be on or near the site.

None to the Applicant's knowledge.

c. Is the site part of a migration route? If so, explain.

The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

d. Proposed measures to preserve or enhance wildlife, if any.

Landscaping, which includes trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Typical office uses of electricity and possibly natural gas will be required for the completed project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

All construction on the site will be designed to comply with the state adopted codes and policies related to energy conservation.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, of hazardous waste, that could occur as a result of the proposal? If so, describe.

No

1. Describe special emergency services that might be required.

Additional police and fire/emergency may be required. No special emergency services will be required.

2. Proposed measures to reduce or control environmental health hazards, if any:

The Applicant will comply with applicable local, state and federal regulations during construction and operation of the project. All construction will be inspected according to industry requirements and standards.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noise from adjacent roadways exist, but it should not affect the proposed project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Development of the site will create short-term construction noise. Customer, visitor, tenant, mail delivery and solid waste and recycling vehicles will create some noise in the long-term. Other noise sources include typical commercial noises from heating, ventilation and air conditioning units as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance.

3. Proposed measures to reduce or control noise impacts, if any:

Construction activities will not occur after 10 p.m. or before 7 a.m.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The site currently contains an existing office building.

Adjacent property uses are as follows:

North – Coffee kiosk on GC zoned property; South – Used car sales facility on CL zoned property; West – Vacant CL zoned property and a single-family residence on CL zoned property; East (across NE 72nd Avenue) – Vacant C-3 zoned property.

b. Has the site been used for agriculture? If so, describe.

Not to the Applicant's knowledge.

c. Describe any structures on the site.

The site currently contains an existing office building.

d. Will any structures be demolished? If so what?

The existing office building will be demolished.

e. What is the current zoning classification of the site?

The site is currently zoned GC.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is GC.

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

The completed project may employ 5-6 people.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed use is consistent with the comprehensive plan and existing zoning.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None

10. AESTHETICS

a. What is the tallest height of any proposed structure (s), not including antennas; what is the principal exterior building material (s) proposed?

The development of the site will meet the height restrictions for the GC zoning district as set forth in Clark County Code. There is no maximum height for buildings in the GC

zoning district. However, architectural elevations show that the tallest portion of the proposed building may be approximately 30 feet high. The principal exterior building material will be structural metal.

b. What views in the immediate vicinity would be altered or obstructed?

The new building will be placed in the same general location on the site as the existing building sits, so no additional views will be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Landscaping and architectural elements.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical office parking lot, building and sign lighting may occur in the nighttime hours.

b. Could light or glare from the finished project be a safety hazard that will interfere with views?

The installation of illuminated materials will be done in such a way to minimize dispersion off-site and to not constitute a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

There are some amounts of light levels generated off site but they are unlikely to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

Lights will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept to a minimum, though enough to assure safety on the site and to meet all applicable code sections.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Curtin Creek Park is located approximately ½ mile to the north along NE 72nd Avenue and H&H Golf driving range is located just to the southeast of the site on the east side of NE 72nd Avenue.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation register known to be on or next to the site? If so, generally describe.

Not to the Applicant's knowledge. An archaeological pre-determination has been completed by Archaeological Services of Clark County, dated September 17, 2009, and indicates that no archaeological items were found and that no further archaeological work is recommended. This report has been forwarded on to the Department of Archaeology and Historic Preservation (DAHP). Please see email from Archaeological Services of Clark County to Gretchen Kaehler at the DAHP as proof of submittal of the archaeological pre-determination to DAHP.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Clark County GIS Data indicates that 95% of this site has a high (80-100%) and 5% of the site has a moderate-high (60-80%) probability of containing archaeological findings. There are no known historic, archaeological, scientific or cultural evidence or landmarks on or next to the site.

c. Proposed measures to reduce or control impacts, if any.

If any archaeological or cultural artifacts are discovered in the course of development, all work in the immediate vicinity should stop, the area should be secured, and the Office of Archaeology and Historic Preservation in Olympia and Clark County shall be notified.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site will be accessed via a full access driveway located in the northeast corner of the site along NE 72nd Avenue in the same location as the existing access driveway. Refer to Preliminary Site and Lighting Plan for further information.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. The nearest transit stop is located approximately 1-1/2 miles southwest of the site near the intersection of St. Johns and NE 50th Avenue, C-Tran route #25.

c. How many parking spaces would the complete project have? How many would the project eliminate?

The completed project will have 15 parking stalls. There would be no elimination of any existing stalls.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements required with this project along the west side of NE 72nd Avenue includes approximately 10 feet of right-of-way dedication, approximately 7 feet of pavement widening, a 6-foot wide detached sidewalk, a 4-foot landscape strip, street trees, and curb and gutter. The Preliminary Site and Lighting Plan shows a full access driveway location off of NE 72nd Avenue near the northeastern corner of the property

where the site currently takes access from. No new additional roads are required with this project.

e. Will the project use (or occur in the immediate vicinity of) water, rail, of air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

A traffic study and transportation impact assessment was prepared by Kittelson Associates, dated October 22, 2009. The 5,350 square foot office building is expected to generate 110 net new daily trips, 10 net new peak pm hour trips and 7 net new peak am hour trips.

g. Proposed measures to reduce or control transportation impacts, if any:

Pay traffic impact fees and meet mitigation measures as indicated in the traffic study.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The need for additional fire/emergency and police protection.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Provide urban utilities, pay taxes and impact fees.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity – Clark Public Utilities

Sewer – Clark Regional Wastewater District
(once available)

Telephone – Qwest

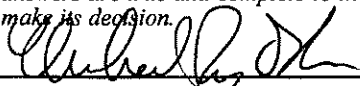
Water – Clark Public Utilities

Refuse Service – Waste Connections

Natural Gas – Northwest Natural

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 10-29-09

[illegible]

137AC
SP 1 of 1

GRAPHIC SCALE

Fig. 2. *Conventional LCR*

APPLICANT:
CARLEO MCGAO
782 SE FARMINGS LOOP
WADSWORTH, MA 01080
(401) 576-7081
FAX (401) 576-7081
E-MAIL carleo@carleo.com

OWNER:
MAGNET INVESTIGABLE TRUST
382 SE FARMINGS LOOP
WADSWORTH, MA 01080
(401) 576-7081
FAX (401) 576-7081
E-MAIL carleo@carleo.com

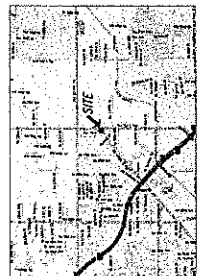
CONTACT:
RACON ENGINEERING, INC
ATTN: MFG CONSULT
1111 ROUTE 1
WADSWORTH, MA 01080
(401) 885-1345
FAX (401) 894-8177

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PROPOSED 4' SIDEWALK
PROPOSED 4' SIDEWALK
PROPOSED 16' CROSS STREET CURB & GUTTER
CLARK LUGGAGE ROAD SIDEWALK
EXISTING AND PROPOSED CONDITIONS
NE 72ND AVENUE FULL RIGHT CLASSIFIED AS
AN URBAN PRINCIPAL ARTERIAL (77-604)
NOT TO SCALE

ADJACENT FACILITY
PROJECTS: LIGHT
1. FORDSABLE PHOTOGRAPHY LINE

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED



SEC. 31 T3N R2E W.M.

SITE PLAN NOTES

EXISTING SITE DATA

PERMIT USE:

EXISTING ZONING:

DROSS SITE AREA:

USED CAR AUTO DEALER

GC

PARCELS 114887-1491 IS 0.81 ACRES (28,520 S.F.)

0.70 ACRES (24,000 S.F.) ACCORDING TO SURVEY

THERE ARE NO THROUGHT HOUSES OR STOPS WITHIN

THROUGHT RESULTS & STOPS:

[illegible]

MORE INFORMATION:
 PHONES: 602/628-7000
 FURNISHING REQUIRED
 9,200 SF OFFICE/AUTO SALE DISPLAY BUILDING
 7,500 SF (1 STALL PER 1,000 SF) =
 2,300 SF AUTO SALE DISPLAY AREA
 9,300 SF / 2,500 SF (1 STALL PER 2,500 SF) =
 TOTAL REQUIRED PARKING = 10 STALLS
 12 STANDARD STALLS, INCLUDING 1 ADA STALL
 PARKING PROVIDED

NOTE - ALL PARKING SPILLS HAVE A 3-1000 CONCENTRATE/LANDSCAPE GROWING MEDIA RATIO. THE CONCENTRATE HAS BEEN INCREASED BY A FIFTY TO ONE RATIO. LANDSCAPE AND SOILWATER RATIOS HAVE BEEN INCREASED BY A FIFTY TO ONE RATIO.

3. CONTACT STATE

SOILS, WASTE AND SEEDLING CALCULATIONS

AREA REQUIRED	10 SF + (4 x (5,350/1,000)) = 29 SF
AREA PROPOSED	64 SF

NOT BEEN CALCULATED

37.159 50' (AFTER R.O.) DECK/CONCRETE ALONG NE 7/8
5.350 50' (14.12)
10.420 50' (2.18)
27.470 50' (49.54)

LEGEND

PROPOSED BULKING	PROPOSED EASEMENT	PROPOSED FENCE
LANDSCAPE, TRENTON LPA		

PHOTOGRAPHIC LINE

PAVING LOT CLASH

PAVING LOT STOPPING

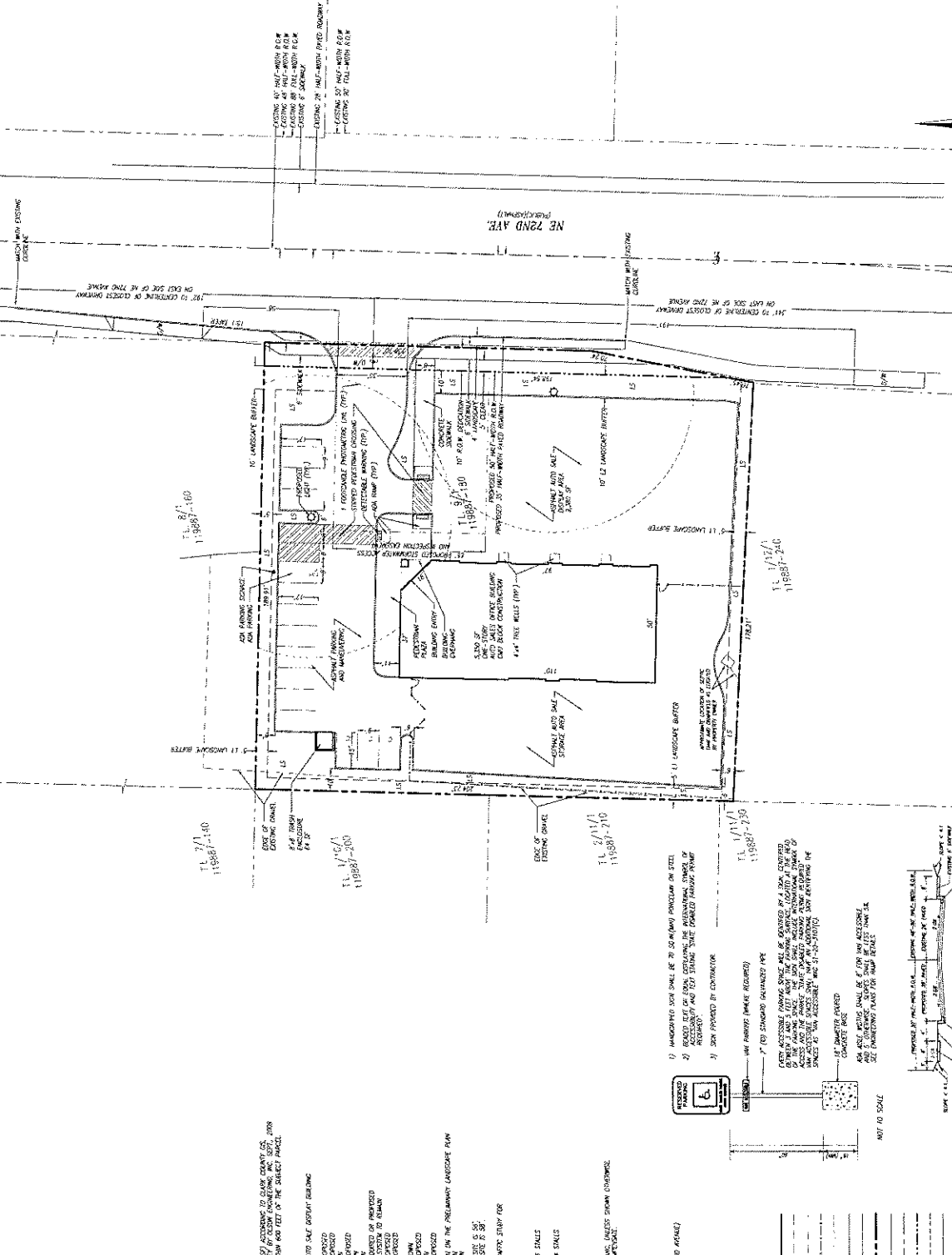
PROPERTY LINE

ASPHALT ROAD/SIDELY/PAVEMENT

ROAD CENTERLINE

[illegible]

1. FOLDABLE PHOTOGRAPH LINE

[illegible]

NW 1/4 of Section 32 T3R2E WM



Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.

